



**BOARD OF ADJUSTMENT
MEETING AGENDA**

Notice is hereby given of a meeting of the Board of Adjustment of the City of Missouri City to be held on **June 27, 2018, at 6:00 p.m. at: City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas for the purpose of considering the following agenda items.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ELECTION OF OFFICERS** – Consider electing a Chairman and Vice Chairman of the Zoning Board of Adjustment
- 4. READING OF MINUTES**
Consider approval of the minutes of the September 27, 2017, Zoning Board of Adjustment meeting
- 5. REPORTS**
Reports: Chairman, Commissioners, Director of Development Services
- 6. PUBLIC COMMENT**
- 7. AGENDA ITEM FOR CONSIDERATION**
 - A.** To receive comments for or against a request by Yaffa Steubinger on behalf of Congregation Beth El to allow for a variance from Section 7A.4.A.3 of the City's zoning ordinance for the reconstruction of a succah, a religious symbol used during certain holidays. The subject site is located at 3900 Raoul Wallenberg Lane, north of a Lone Star Pet Lodge; south of Oyster Creek, east of a Walmart, and west of a Kiddie Academy
 - B.** To receive comments for or against a request by Al Sutton to allow for a variance from Section 13.12.G.4. of the City's zoning ordinance to allow for the location of a monument sign at a distance of less than 25 feet from a side property line. The subject site is located at 2111 Highway 90A, east of the intersection of Present Street and Highway 90A.
- 8. CLOSED EXECUTIVE SESSION**
The Board of Adjustment may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.
- 9. RECONVENE**
Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.
- 10. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Board of Adjustment Meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Egima Brown, Development Services Department at 281-403-8541.

Board of Adjustment

June 27, 2018

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CERTIFICATION

I certify that a copy of the June 27, 2018, agenda of items to be considered by the Missouri City Board of Adjustment was posted on the City Hall bulletin board on June 22, 2018.

A handwritten signature in black ink, appearing to read "Egima Brown", is written over a horizontal line.

Egima Brown
Development Services
Planning Technician



**BOARD OF ADJUSTMENT
STATEMENT BY THE ENFORCING OFFICER**

AGENDA DATE: June 27, 2018

AGENDA ITEM SUBJECT: 3900 Raoul Wallenberg Lane – Request for a variance from Section 7A.4.A.3 of the City of Missouri City Zoning Ordinance to allow for the construction of a sukkah, a religious symbol used during certain holidays and made of non-masonry materials.

AGENDA ITEM NUMBER: 7.A.

PREPARED BY: Jennifer Thomas Gomez, AICP, Planning Manager

FROM:  Otis Spriggs, AICP, Director, Development Services

PERMIT NUMBER: Variance request: VAR1800002;
Original building permit application: 1800267

PROPERTY ID: 0089-00-000-0166-907

LOCATION: 3900 Raoul Wallenberg Ln

LEGAL DESCRIPTION: The subject site can be described as being Replat of the Township, as recorded by instrument number 20180092 in the Fort Bend County Official Public Records.

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None.

RECOMMENDED ACTION:

Approve the variance request and allow the applicant to construct a new sukkah, a religious symbol used during certain holidays and consisting of non-masonry materials, at 3900 Raoul Wallenberg.

GENERAL INFORMATION:

Applicant: Yaffa Steubinger, Congregation Beth El

Property Owners: Congregation Beth El

**Purpose of
Application:**

A request for a variance to architectural design standards contained within Section 7A.4.A.3 of the City of Missouri City Zoning Ordinance pertaining to the use of masonry materials.

**Existing Land Use
and Zoning District:**

Religious place of assembly and new telecommunications site / SUP, Specific Use Permit #203 (Ordinance O-17-47)

**Surrounding Land Uses
and Zoning Districts:**

North: Oyster Creek / CF, community facilities

South: Lone Star Pet Lodges / LC-2, local retail district

East: Kiddie Academy / LC-2, local retail district

West: Wal-Mart / LC-2, local retail district

REASON FOR VARIANCES:

- On January 31, 2018, a building permit application and plan set was placed into a 1st submittal review by the City on behalf of Eco-Site, LLC for the construction of a new wireless telecommunications tower. Upon staff review of the application, it was found that the plan set also included the demolition of an existing sukkah on the subject site and the construction of a new sukkah elsewhere on the site.

**A sukkah, also referred to as succah, is defined by Dictionary.com as "a temporary shelter covered in natural materials, built near a synagogue or house and used especially for meals during the Jewish festival of Succoth."*

(See attached commercial building permit application, excerpt from plans submitted, 6-pages)

- The application and plan set were disapproved on the 1st submittal review, due in part to, the proposed construction of the sukkah. The sukkah was proposed to consist of treated wood slats, plywood panels, wood posts and trellises. Staff indicated through review comments that the construction did not meet the architectural design standards of Section 7A.4.A.3 of the city's zoning ordinance.
- Section 7A.4.A.3 of the City of Missouri City Zoning Ordinance requires that "accessory buildings and structures, including new construction...are, at a minimum similar in materials and design to the existing principal building. New buildings and structures, however must consist completely of masonry, except for windows and doors."
- Section 4.(62) of the same zoning ordinance, defines a structure as "anything constructed or erected, which requires location on the ground, or attached to something having a location on the ground."
- Consistent with the definition found, the applicant has indicated that the purpose of the sukkah is a representation of their faith, representing their time in the desert traveling in temporary shelters. The applicant has indicated that based upon their faith, the design and materials of the sukkah are specific. The sukkah is required to have 3 sides and an open roof to see the stars/sun. The members of the synagogue will place palm leaves on top of the sukkah during their celebration of Sukkot. Most of the members have similar

structures at their homes which they typically take a part from year to year. However, the synagogue intends to maintain their structure on site year round.

AUTHORITY OF BOARD OF ADJUSTMENT:

Texas Local Government Code, Section 211.009. Authority of Board

(a) The board of adjustment may:

....

(3) authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done;

....

STAFF ANALYSIS OF VARIANCE REQUEST:

This application represents a request for a variance from the literal enforcement of the Zoning Ordinance in order to achieve a reasonable development of the property.

The following should be noted:

1. The applicant has provided substantial explanation on the use of certain materials and their meaning and connection to this structure and the practice of their faith.
2. A literal enforcement of the requirement for use of masonry materials on the new construction of a sukkah may present a hardship for the synagogue as it may affect the meaning and purpose of the structure in accordance with the practice of their faith.
3. There is no perceived negative impact on surrounding properties as the sukkah is a relatively small structure that is used for a specific purpose on the existing synagogue site. All other buildings and structures constructed on the site would meet the City's architectural design standards.

----- **END OF REPORT** -----



DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division

1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

BOARD OF ADJUSTMENT
VARIANCE APPLICATION

Owner's Name: Congregation Beth El

Mailing Address (Including City, State, Zip): 3900 Rauol Wallenberg Ln, Missouri City TX 77459

Phone: (281) 499.5066 Email: admin@betheltx.org

Address of property: same as above Subdivision Name: _____

Block Number: _____

Lot Number: _____

From which section(s) of the Zoning Ordinance is a variance being sought:

We will probably build our succah on our land near the cell tower. We're still finalizing the best location

Why will your proposed use not diminish the value of surrounding properties?

Having a succah is a requirement of all synagogues. It's an important symbol during the holiday of Sukkot as we remember traveling in the dessert in temporary shelters for 40 yrs. You shall live in booths seven days;

all citizens in Israel shall live in booths. Lev 23:42

Why would granting the variance be of benefit to the public interest?

It benefits all members of the synagogue and our visitors who want to learn.

It is a Jewish requirement that we either build a succah at our home or be in a succah elsewhere. Having it at the synagogue allows all to enter - Jews and non Jews

Why would denial of the variance result in unnecessary hardship?

We wouldn't be able to celebrate our holiday. Every synagogue has a succah to celebrate the holiday of Sukkot.

Deut. 16: 13 "After the ingathering from your threshing floor and your vat, you shall hold the Feast of Booths (succah is another term for booths) for seven days...

Why would granting the variance do substantial justice?

We had our last succah for 11 yrs but had to remove it for the cell tower. We need a new one to replace it so we can celebrate the Jewish holiday of Sukkot. When we're in the succah during this holiday, we're out in nature, as we remember how our ancestors lived those 40 yrs. We put palm leaves on the top, since we have no roof, to see the sky.

Why is the proposed use consistent with the spirit of the Zoning Ordinance?

Missouri City granted us a permit with our last succah and we ask that you again grant us a permit to build another one.

Applicant's Signature Yaffa Steubinger, president Beth El Date 5.18.18



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BOARD OF ADJUSTMENT

General Information Form

1. Date of Application: May 18, 2018		
2. Address/Location of property: 3900 Raoul Wallenberg Lane		
3. Applicant's Name: Yaffa Steubinger, Congregation Beth El		
4. Mailing Address: 3900 Raoul Wallenberg Lane		
5. Phone No:	Email address:	
6. Status of Applicant (<i>Please circle</i>): Agent Corporation Owner Relative Trustee		
7. Property Owner's Name (If different from applicant): Same		
8. Mailing Address:		
9. Phone No:	Email address:	
10. Type of Appeal Requested (<i>Please circle</i>): Interpretation Special Exception Variance		
11. Reason(s) for Appeal: Religious Accommodation to design Succah in accordance with religious standards instead of jurisdictional standards.		
12. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bounds description of the tract must be attached): ALL OF RESERVE "B", BLOCK 2 OF THE TOWNSHIP, SECTION 3, RECORDED IN SLIDE 1054 B PLAT RECORDS OF FORT BEND COUNTY.		
Subdivision Name: The Township	Lot No.	Block No. 2
Volume No.	and Page No.	of Recorded Plat.
13. Central Appraisal District Tax Identification Number(s) for property: 0089-00-000-0166-907		
14. Existing Land Use: Church Property		
15. Do deed restrictions or restrictive covenants exist for the property? (<i>Please circle</i>): YES NO		
FILING FEE: \$300.00		
NOTE: Filing fee must accompany completed application form.		
Signature of Applicant		Signature of Property Owner, Agent, or Attorney (If different from the applicant)
Deliver application and filing fee to: Development Services Department 1522 Texas Parkway (FM-2234) Missouri City, Texas 77489		

Congregation Beth El
3900 Raoul Wallenberg
Existing Sukkah





Commercial Building Permit Application

*Applicant to complete all required spaces

JOB ADDRESS (CORRECT ADDRESS IS REQUIRED TO PROCESS THIS APPLICATION) *			
1. 3900 2/3 Raoul Wallenberg Ln., Missouri City, TX 77459			
2. LEGAL DESCRIPTION*	LOT NO.*	BLOCK * / RESERVE *	SUBDIVISION * / SHOPPING CENTER *
See Survey	Section 3	Block 2 of the Township / Reserve B	Oyster Creek
3. OCCUPANT*		MAILING ADDRESS	ZIP PHONE
Eco-Site, LLC		240 Leigh Farm Rd, Suite 415, DURHAM, NC 27707	919-972-2887
3. BUILDING OWNER *		MAILING ADDRESS	ZIP PHONE/FAX
Fort Bend Jewish Congregation, dba Congregation Beth el		PO Box 668, Missouri City, TX	77459-0668 281-727-6347
4. DESIGN PROFESSIONAL*		MAILING ADDRESS	ZIP PHONE/FAX
Odiscom, LLC		8301 Lakeview Parkway, Suite 111-123	75088 903-634-7552
5. CONTRACTOR *		MAILING ADDRESS	ZIP PHONE/FAX
Energetech Resources, LLC		5162 E. Hwy 175, Kaufman, TX	75143 830-387-4502
6. USE OF BUILDING* Wireless Telecommunications Tower			
7. CLASS OF WORK*: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTER/REPAIR <input type="checkbox"/> GRADE/FILL <input type="checkbox"/> UTILITIES <input type="checkbox"/> SHELL <input type="checkbox"/> OTHERS*			
8. DESCRIBE TYPE OF WORK YOU ARE PERFORMING*: Installing a new wireless communications tower			

9. ARCHITECTURAL BARRIERS PROJECT NUMBER *(TEXAS DEPARTMENT OF LICENSING AND REGULATION requires all nonresidential projects that exceed \$50,000.00 in cost to be registered and reviewed for compliance with Accessibility Standards. A project number will be assigned to the project and must be provided to the City on this application prior to acceptance of plans). (To register call 512-463-7357)

N/A - ONLY APPLICABLE TO PUBLIC BUILDINGS CONFIRMED WITH MARY GARCIA @TDLR

10. FLOOD ZONE *: X	11. TOTAL VALUATION OF WORK*: \$150,000.00	12. TYPE OF ROOF *: N/A - METAL CANOPY	13. BUILDING HEIGHT*: N/A - 10' PLATFORM	14. SLAB ELEVATION *: N/A - 3'-6" PLATFORM
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* FEMA Elevation Certificate is REQUIRED regardless of Flood Zone.

**Slab/lowest floor of structure shall be certified by a registered engineer or registered public surveyor to be in compliance with the COMC Code of Ordinances - Chapter 42 - Floodplain Management.

A signed and sealed form survey with slab form MSL elevation shall be submitted prior to scheduling slab inspection.
Where construction is in a flood zone: **Finished construction elevation certificate will be required to obtain the certificate of occupancy.**

Special Conditions: Within this proposed Occupancy are there any products provided for Human Consumption? (circle) Yes or No
If yes, please describe **N/A**

For building improvements, will value of current improvements exceed 50% of the market value of previous structure?
Yes No

NOTICE

SEPARATE PERMITS ARE REQUIRED FOR FIRE ALARMS, AND DETECTION EQUIPMENT, FIRE EXTINGUISHING SYSTEMS, RAMPES, SIGNS, ELECTRICAL, MECHANICAL, PLUMBING, HEATING, OR VENTILATING. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF SIX MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

FOR OFFICE USE ONLY

PLAN REVIEW FEE: Amount due at the time of submittal

Plan Review Fee x .50 **305.00**
Approvals

Accepted by PSR **G.L.** Date **1/30/18**

Building Official _____ Date _____

D.S. Director _____ Date _____

Application Number **1800267**

Building Permit fee shall be paid after plan review is completed

Building Permit Fee **610.00**

APPLICANT TO COMPLETE THE FOLLOWING SPACES

State N/A to those sections that do not apply to the structure or work you are performing.

Construction Type *	Occupancy Group *	Occupant Load *
NEW	N/A	N/A
1 st Floor (S.F.) *	Number of Stories	Parking Spaces
N/A	N/A	N/A
2 nd Floor (S.F.)	Total Paving	Use Zone *
N/A	N/A	REAL EXEMPT
3 rd Floor (S.F.)	Lot Size *	Fire Sprinkler Req. *
N/A	60' X 60'	Yes NO or No
Additional floors	Total Building (S.F.) *	% Lot Coverage *
N/A	3600	N/A

SIGNATURE OF APPLICANT

JAMIE R. MILLER, Agent for Eco-Site

DATE

PRINTED NAME OF APPLICANT

PHONE NUMBER

E-MAIL ADDRESS

FAX NUMBER

CONGREGATION BETH EL
3900 Raoul Wallenberg Ln, Missouri City, TX 77459

Board of Adjustment
Agenda Item 6.A. -
Excerpt of plans submitted for a
building permit application - dated
01/31/2018

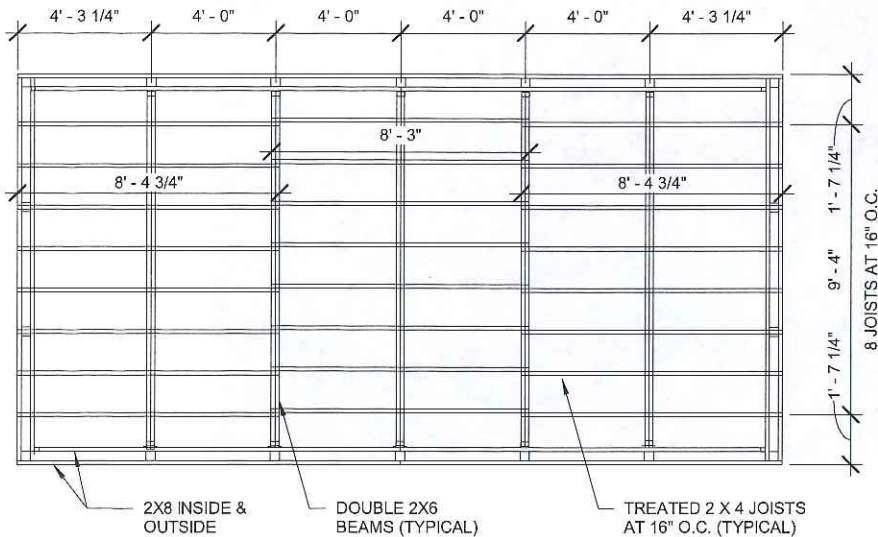
Page 1 of 6

NEW SUKKAH

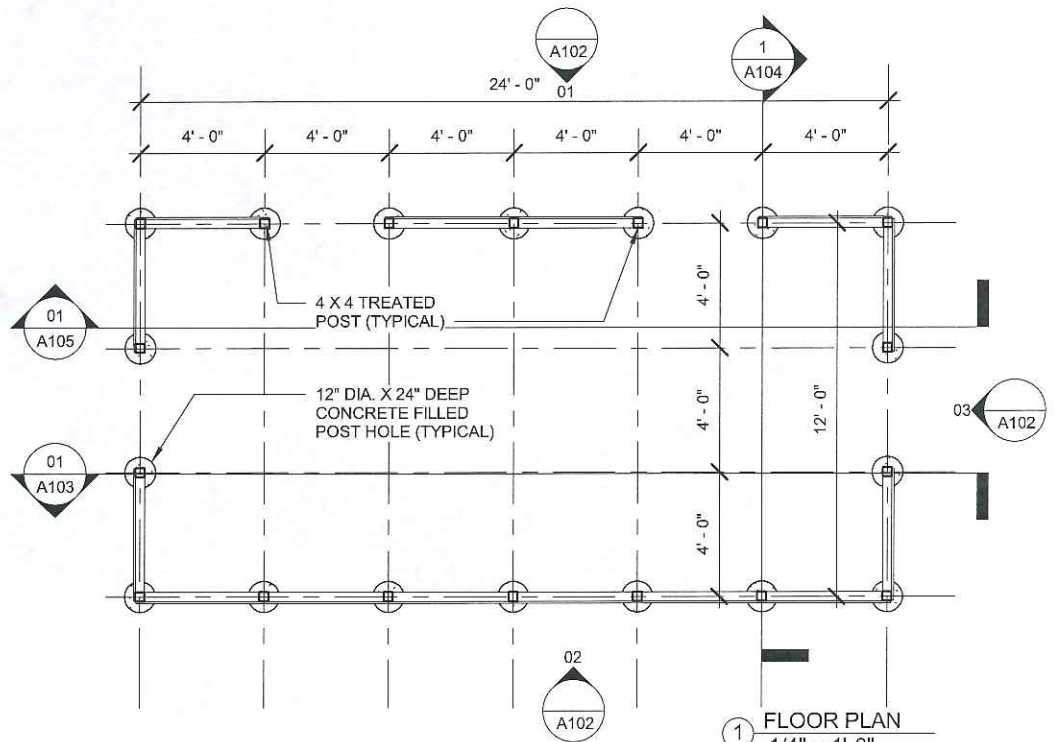


NOTES:

1. ALL LUMBER SHALL BE PRESSURE-TREATED SOUTHERN YELLOW PINE.
2. ALL POST BASES, JOIST HANGERS, NAILS, SCREWS, BOLTS, WASHERS & NUTS SHALL BE ZINC COATED.
3. PLYWOOD SHALL BE EXTERIOR GRADE.
4. COLUMN BASES: SIMPSON STRONG TIE LCB44 COLUMN BASE, GALVANIZED (QUANTITY REQUIRED: 18).
5. 2 X 8 JOIST HANGERS: SIMPSON STRONG TIE LUS28, GALVANIZED (QUANTITY REQUIRED: 4).
6. (2) 2X6 JOIST HANGERS: SIMPSON STRONG TIE LUS26-2, GALVANIZED (QUANTITY REQUIRED: 10).



② FRAMING PLAN
1/4" = 1'-0"



① FLOOR PLAN
1/4" = 1'-0"

DAVID M. ROSEN, ARCHITECT

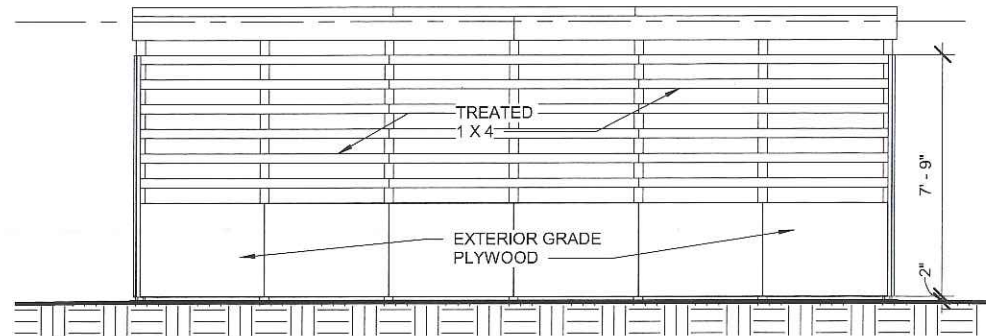
281-731-8862
dmris300@gmail.com

CONGREGATION BETH EL
NEW SUKKAH

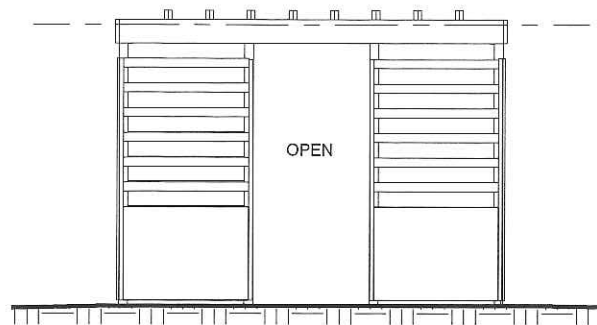
No.	Description	Date

FLOOR & FRAMING PLANS

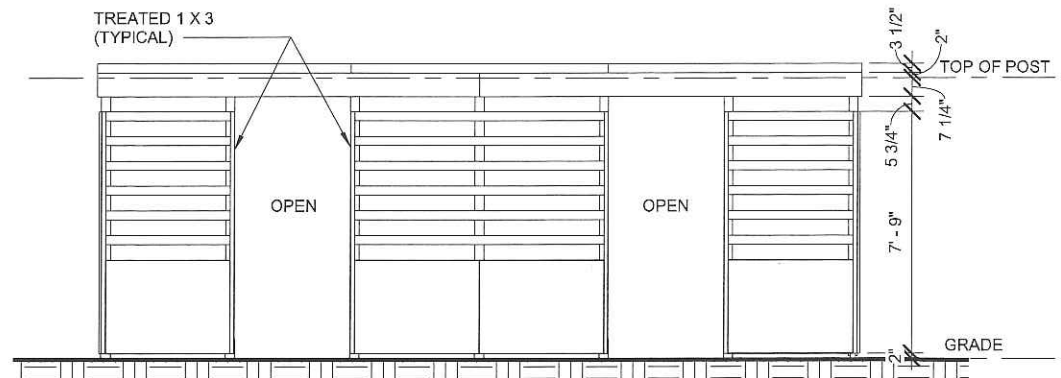
Project number	SUKKAH	A101
Date	11/11/17	
Drawn by	DMR	
Checked by	DMR	
Scale 1/4" = 1'-0"		



02 BACK ELEVATION
 1/4" = 1'-0"



03 LEFT & RIGHT SIDE ELEVATION
 1/4" = 1'-0"



01 FRONT ELEVATION
 1/4" = 1'-0"

DAVID M. ROSEN, ARCHITECT

281-731-8862
 dmris300@gmail.com

CONGREGATION BETH EL
 NEW SUKKAH

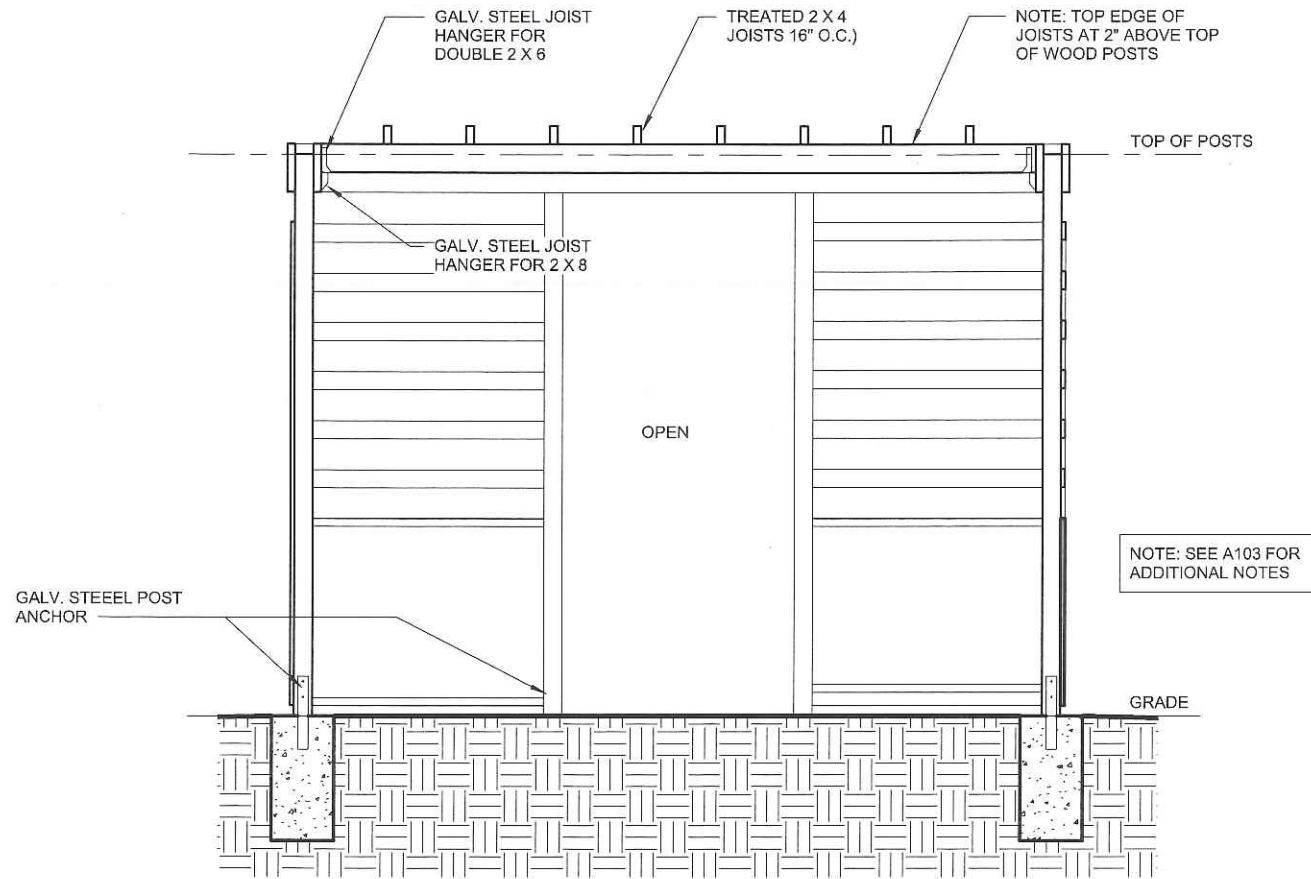
No.	Description	Date

ELEVATIONS

Project number	SUKKAH	A102
Date	11/11/17	
Drawn by	Author	
Checked by	Checker	
		Scale 1/4" = 1'-0"



Scale 1/2" = 1'-0"



① CROSS SECTION
 1/2" = 1'-0"

DAVID M. ROSEN, ARCHITECT

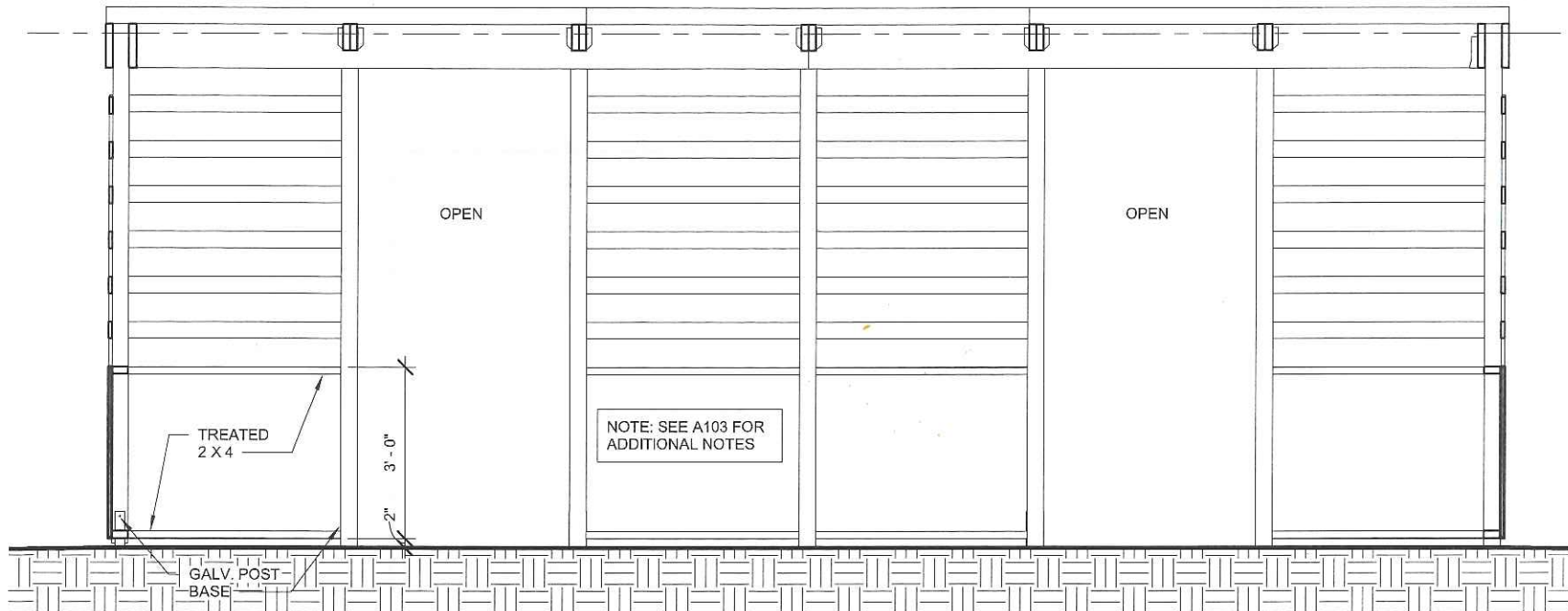
281-731-8862
 dmr300@gmail.com

CONGREGATION BETH EL
 NEW SUKKAH

No.	Description	Date

SECTION

Project number	SUKKAH	A104
Date	11/11/17	
Drawn by	Author	
Checked by	Checker	Scale 1/2" = 1'-0"



01 LONG SECTION FORWARD
 1/2" = 1'-0"

DAVID M. ROSEN, ARCHITECT

281-731-8862
 dmris300@gmail.com

CONGREGATION BETH EL
 NEW SUKKAH

No.	Description	Date

SECTION

Project number SUKKAH
 Date 11/11/17
 Drawn by Author
 Checked by Checker

A105

Scale 1/2" = 1'-0"



**BOARD OF ADJUSTMENT
STATEMENT BY THE ENFORCING OFFICER**

AGENDA DATE: June 27, 2018

AGENDA ITEM SUBJECT: 2111 Highway 90A – Request for a variance from Section 13.12.G.4. of the City of Missouri City Zoning Ordinance to allow for the location of a monument sign at a distance of less than 25 feet from a side property line

AGENDA ITEM NUMBER: 7.B.

PREPARED BY: Jennifer Thomas Gomez, AICP, Planning Manager

FROM: *OK* Otis Spriggs, AICP, Director, Development Services

PERMIT NUMBER: Variance request: VAR1800001;
Original building permit application: 1800167

PROPERTY ID: 2250-00-002-0500-907

LOCATION: 2111 Highway 90A

LEGAL DESCRIPTION: The subject site can be described as being the Sutton Plaza Subdivision Partial Replat of MN Brown Subdivision as recorded in instrument number 20090134.

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None.

RECOMMENDED ACTION:

Approve the variance request and allow the applicant to construct a monument sign less than 25 feet from a side property line.

GENERAL INFORMATION:

Applicant: Alan D. Sutton, Sutton World Estates Enterprises, LLC

Property Owners: Sutton World Estates Enterprises, LLC

**Purpose of
Application:**

A request for a variance from Section 13.12.G.4 of the City of Missouri City Zoning Ordinance pertaining to the location of a monument sign.

**Existing Land Use
and Zoning District:**

Professional office & lease space / LC-4, retail district

**Surrounding Land Uses
and Zoning Districts:**

North: Highway 90A (US 90A – South Main)

South: Brown Street

East: LC-4, retail district

West: LC-4, retail district

REASON FOR VARIANCES:

- On or about January 21, 2018, a sign permit application and plan set was placed into a 1st submittal review by the City on behalf of Sutton Mortgage for the construction of a new monument sign.
- The application and plan set were disapproved on the 1st submittal review, due in part to, the location of the proposed sign. The staff report indicated that the "sign must be set back a minimum of 25 feet from a side property line. Please provide drawings at scale to confirm the location."
- Section 13.12.G.4 of the City of Missouri City Zoning Ordinance requires that a "...monument sign shall be located a minimum distance of: (a) 25 feet from any side or rear property line..."
- The applicant subsequently submitted a request for a variance to the location of the monument sign to the City's Public Works Department. The applicant indicated at that time that the location of both the driveway and the storm water manhole prohibited the ability to locate the monument sign a minimum distance of 25 feet from a side property line. This request was sent back to the Development Services Department – Planning Division as the Public Works Department had no authority to authorize such a request.

(See attached site plan, Sheet A-2; Sutton Permit Request plan)

- On or about April 25, 2018, a sign permit plan set was placed into a 2nd submittal review by the City on behalf of Sutton Mortgage for the construction of a new monument sign.
- This plan set was again disapproved on the 2nd submittal review, due in part to, the location of the proposed sign. The staff report again, indicated that the "sign must be set back a minimum of 25 feet from a side property line. Please provide drawings at scale to confirm the location."
- Over the course of the review periods, the applicant has provided several site plans and drawings indicating possible locations of the monument sign as close to the manhole as possible. None of the site plans or drawings are at scale however pictures have also been provided indicating the approximate distance. The applicant has indicated that the sign could be placed within 30 inches of the manhole, placing it at a minimum distance of 17 feet 2 inches on center from the eastern side property line.

(See attached site plan, Sheet A-2-2; measurement pictures provided by applicant).

It is unclear the exact distance such sign would be located from the western property line.

AUTHORITY OF BOARD OF ADJUSTMENT:

Texas Local Government Code, Section 211.009. Authority of Board

(a) The board of adjustment may:

.....

(3) authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done;

.....

STAFF ANALYSIS OF VARIANCE REQUEST:

This application represents a request for a variance from the literal enforcement of the Zoning Ordinance in order to achieve a reasonable development of the property.

The following should be noted:

1. The applicant has attempted to meet the minimum distance requirement as provided by the zoning ordinance for monument signs but is constrained by the existence of a driveway and the manhole.
2. A literal enforcement of the requirement would prevent the applicant from being able to locate a monument sign, possibly making it difficult for the public to locate the businesses on site.
3. There is no perceived negative impact on surrounding properties as most of the surrounding pieces of property may have greater linear frontage due to the combining of parcels by adjacent property owners.

----- **END OF REPORT** -----



DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division

1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

BOARD OF ADJUSTMENT
VARIANCE APPLICATION

Owner's Name: SUTTON World Estates Enterprises, LLC

Mailing Address (Including City, State, Zip): 1815 Lakefront Dr Missouri City, TX 77459
Phone: (281) 499-0001 Email: al@suttonmtg.com

Address of property: 2111 Highway 99-A
Suite A & B
Missouri City, TX
77489

Subdivision Name: MN BROWN Reserve A Sutton Plaza
Block Number: 1
Lot Number: _____

From which section(s) of the Zoning Ordinance is a variance being sought:

Zoning Ordinance requires the sign to be 25' from the
property side lines. The lot is only 50ft wide. Two storm
water drains and the driveway are on the 25ft center spot.
WE NEED TO place the sign right next to the 25ft center spot, only a few feet
over.

Why will your proposed use not diminish the value of surrounding properties?

Our new sign will not diminish nor impact our
neighbors in anyway.

Why would granting the variance be of benefit to the public interest?

The tenant at Building is Sutton Residential & Commercial
Mortgage. Sutton Mortgage specializes in Veteran zero down loans
& have closed 43 VA loans mostly to disabled veterans. Sutton Mortgage
closed 22 USDA zero down loans for mostly single mothers with low incomes.

Why would denial of the variance result in unnecessary hardship?

The Veterans and low income mothers and families
need Sutton Mortgage to fix their credit, guide them through the
special loan process and we pay up to all of their closing costs.

The sign notifies them of our services. No sign. No service

Why would granting the variance do substantial justice?

More Veterans and Needy Families will be able to
own an affordable home. They will see our sign
and understand we are here to help them to own their homes.
A dream they might feel is not obtainable.

Why is the proposed use consistent with the spirit of the Zoning Ordinance?

We are only requesting to place the sign right
next to the storm water manholes & driveway.
The sign will look centered & look within guidelines.

Applicant's Signature

Date

6/7/18



DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division

1522 Texas Parkway
 Missouri City, Texas 77489
 281-403-8600 (Office) ■ 281-208-5551 (Fax)
 www.missouricitytx.gov

BOARD OF ADJUSTMENT
General Information Form

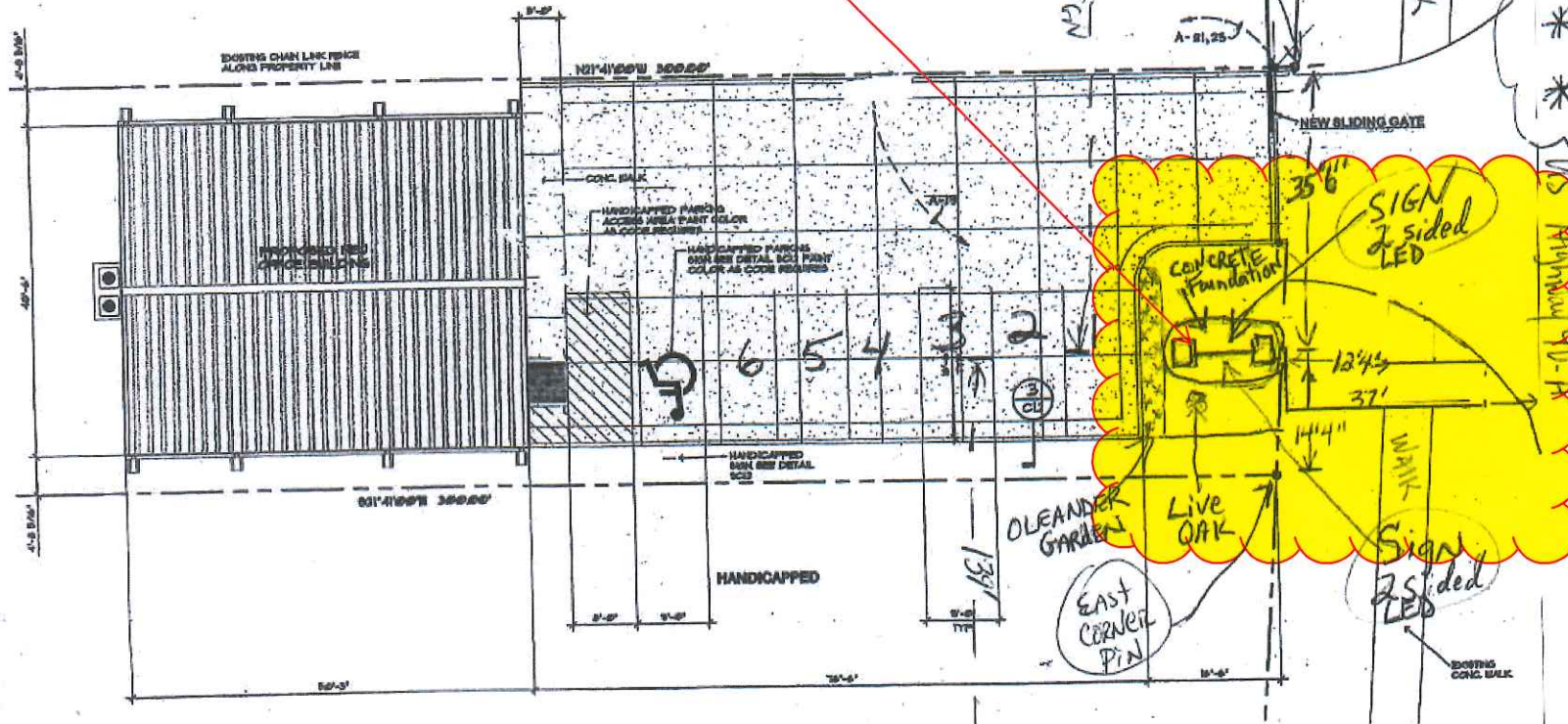
1. Date of Application: <u>6/7/2018</u>	
2. Address/Location of property: <u>2111 Highway 90-A, Suite A, Missouri City, TX 77489</u>	
3. Applicant's Name: <u>Sutton World Estates Enterprises, LLC</u>	
4. Mailing Address: <u>1815 LAKEFRONT DR Missouri City TX 77459</u>	
5. Phone No: <u>281-499-0001</u>	Email address: <u>al@sutton.mtg.com</u>
6. Status of Applicant (Please circle): Agent Corporation <u>Owner</u> Relative Trustee	
7. Property Owner's Name (If different from applicant): <u>Alan D. Sutton (AL)</u>	
8. Mailing Address: <u>SAME</u>	
9. Phone No: <u>SAME</u>	Email address: <u>SAME</u>
10. Type of Appeal Requested (Please circle): Interpretation Special Exception <u>Variance</u>	
11. Reason(s) for Appeal: <u>We're requesting to place a New Monument Sign in front of the Building on a 50ft wide lot. The required 25' on center spot is blocked by the Storm Water Manholes & Driveway. We are requesting to place sign right next to required 25' spot.</u>	
12. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bounds description of the tract must be attached): <u>MN Brown, Block 1, Reserve A, Sutton Plaza Subdivision Partial Replat of MN Brown Subdivision</u>	
Subdivision Name:	Lot No. Block No.
<u>Reserve A, Sutton Plaza Subdivision Partial Replat of MN Brown Subdivision</u>	<u>1</u>
Volume No.	and Page No. of Recorded Plat.
13. Central Appraisal District Tax Identification Number(s) for property: <u>R 58471</u> <u>2250-00-002-0500-907</u>	
14. Existing Land Use: <u>OFFICE Building with 2 Suites</u>	
15. Do deed restrictions or restrictive covenants exist for the property? (Please circle): YES <u>NO</u>	
FILING FEE: \$300.00	
NOTE: Filing fee must accompany completed application form.	
Signature of Applicant <u>Alan D. Sutton</u>	Signature of Property Owner, Agent, or Attorney (If different from the applicant) <u>SAME</u>
Deliver application and filing fee to: Development Services Department 1522 Texas Parkway (FM-2234) Missouri City, Texas 77489	

Site Plan

A-1 CONVENIENCE Neighbors Sign
185' 6" From Sign to Sign

A-2

Demonstrate that sign is at least 25 feet
from the side yard property line.
03/13/2018 JTG



Received
MCTX DS
Planning Division
01/22/2018

SUTTON World Estates
General Contractor
2111 Highway 90-A
Missouri, City 17K 77489

SITE Plan

A-2

ELECTRICAL SITE PLAN

SITE PLAN

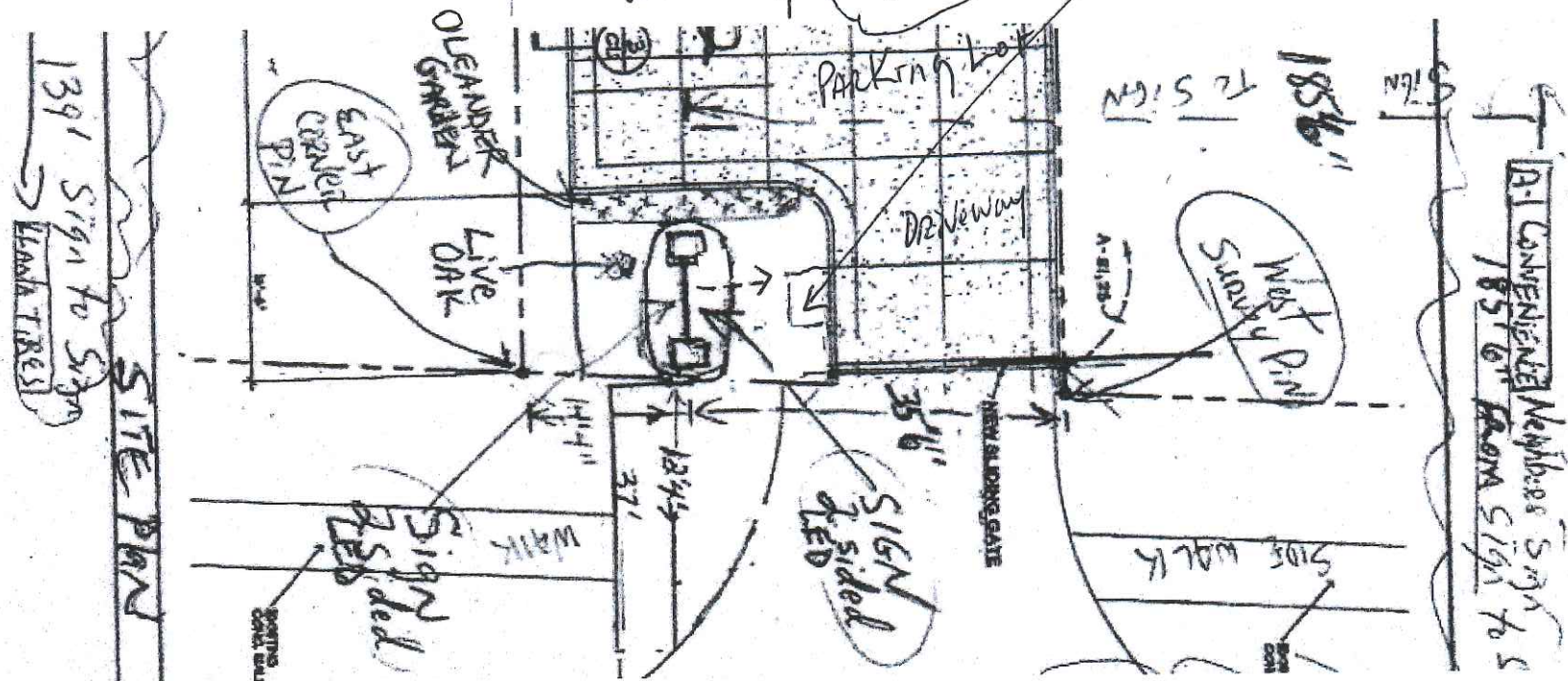
NEIGHBOR'S SIGN 139' Sign to Sign
Kenda TIRES

Sutton Plaza

SIGN Permit REQUEST

2111 Highway 90-A

Missouri City, TX 77489



Highway 90-A

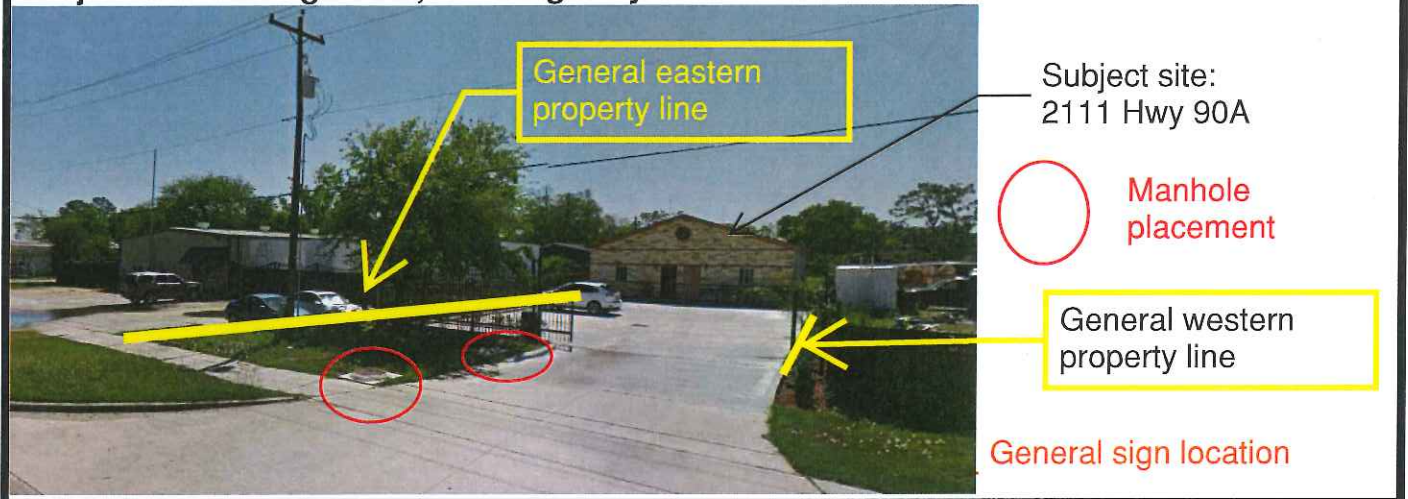
* Proposal to Move Sign toward the center of the property from 14' 4" Westward to 19' 2" on Center. Stormwater Drain Manhole & Driveway Prevent Centering Sign at 25'.

Board of Adjustment
2111 Hwy 90A -
Measurement pictures provided by applicant
June 27, 2018



Board of Adjustment
2111 Hwy 90A - Site Pictures
June 27, 2018

Subject site looking south, from Highway 90A



Subject site looking south, from Highway 90A



Subject site looking east, from intersection of Present Street & Highway 90A



Parking lot

Building

GATE

OLGA NIX

LINE OK

Electric Box Existing

New 11' 2" 11' 2" 11' 2"

17' 2" ON Center

Front Property line

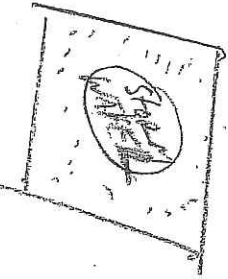
44"

30"

10 FT

30' 10" ME

DRIVEWAY



SIDE WALK

RECEIVED
APR 25 2018

US Highway 90A
Missouri City, TX 77489

Sutton World Estates
General Contractor
2111 Highway 90A
Missouri City, TX
77489
Site Plan
A-2-2